

SECOND AMENDMENT TO THE APPLICATION AND REPORT  
AND DECISION OF WOODBOURNE COMMUNITY HOUSING  
CORPORATION FOR THE AUTHORIZATION AND APPROVAL  
OF A PROJECT UNDER MASSACHUSETTS GENERAL LAWS  
(TER.ED.) CHAPTER 121A AS AMENDED, AND CHAPTER  
652 OF THE ACTS OF 1960, TO BE UNDERTAKEN AND  
CARRIED OUT BY A CHARITABLE CORPORATION FORMED  
UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 180,  
AND APPROVAL TO ACT AS AN URBAN REDEVELOPMENT  
CORPORATION UNDER SAID CHAPTER 121A

On June 6, 1978, Woodbourne Community Housing Corporation submitted an Application for approval of a Project under Massachusetts General Laws, Chapter 121A for construction of seventy-five (75) units of housing for low-income elderly and handicapped persons. On August 3, 1978, the Board of the Boston Redevelopment Authority approved the Report and Decision of the Project.

On August 21, 1978, Woodbourne Community Housing Corporation submitted a request to amend their project approval as follows:

To amend Exhibit 10, Zoning Deviations Required, at Page One, Paragraph I, subparagraph 3(b) of the Application, to strike the proposed height of Building B of 44 feet and to substitute therefore a proposed height for Building B of 47 feet.

The Authority approved this First Amendment on September 21, 1978.

On August 31, 1979, Woodbourne Community Housing Corporation submitted a second request to amend their project approval as follows:

To amend Exhibit 10, Zoning Deviations Required, at page 2, paragraph I, (cont'd), subparagraph 5 (b) of the Application, to strike the proposed side yard depth of Building B of six (6) feet and to substitute therefore a proposed side yard depth for Building B of five (5) feet.

The Second Amendment has met the approval of the Boston Redevelopment Authority Design Staff. All future deviations and changes are subject to further staff review.

In the opinion of the General Counsel this Amendment does not require a public hearing.

The Authority hereby approves the "Second Amendment to the Application and Report and Decision of Woodbourne Community Housing Corporation for the Authorization and Approval of a Project under Massachusetts General Laws (Ter.Ed.) Chapter 121A as Amended, and Chapter 652 of the Acts of 1960, To Be Undertaken and Carried Out by a Charitable Corporation Formed Under Massachusetts General Laws, Chapter 180, and Approved to Act as an Urban Redevelopment Corporation Under said Chapter 121A" and hereby consents to the Amendments to the Application and Report and Decision thereon as set forth above.



WOODBOURNE COMMUNITY HOUSING CORPORATION

SECOND AMENDMENT TO APPLICATION OF WOODBOURNE COMMUNITY HOUSING CORPORATION FOR APPROVAL OF A PROJECT UNDER G.L. c.121A, AS AMENDED, AND St. 1960, c.652

Reference is made to an Application of Woodbourne Community Housing Corporation for Approval of a Project under G.L. c.121A, as amended, and St. 1960, c.652 dated June 5, 1978.

The Applicant hereby requests authorization and approval of the Boston Redevelopment Authority (the Authority) of an amendment to its Report and Decision dated August 3, 1978, as first amended on September 21, 1978, to the extent necessary to reflect the amendment to the Application hereinafter set forth. More particularly the Application is hereby amended as follows:

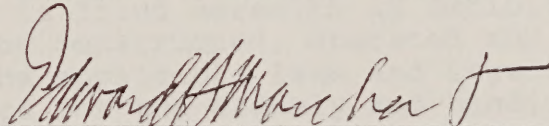
Exhibit 10 of the Application entitled "WOODBOURNE HOUSING FOR THE ELDERLY, ZONING DEVIATIONS REQUIRED" at page two, paragraph I, (cont'd), subparagraph 5(b) is hereby amended so as to strike the proposed side yard depth of Building B of 6.00 feet and to substitute therefore a proposed side yard depth for Building B of 5.00 feet.

The Applicant respectfully requests that the Authority find the foregoing amendment to the Application as contained in this Second Amendment as not fundamental.

Executed this 31st day of August, 1979.

WOODBOURNE COMMUNITY HOUSING CORPORATION

By:

  
\_\_\_\_\_  
Edward H. Marchant  
Its Authorized Representative



## STATEMENT OF PROPOSAL

### WOODBOURNE COMMUNITY HOUSING CORPORATION

The Project for which the Authority's authorization and approval are sought consists of the purchase by the Applicant of the Project Area from the City of Boston and the construction, operation and maintenance by the Applicant of seventy-five (75) units of housing for low-income elderly and handicapped persons on the Project Area. Approximately sixty-nine (69) of the units will be one bedroom units and approximately six (6) will be two bedroom units. The Project shall contain approximately 47,359 square feet of residential space. The appurtenant facilities will include community space, a laundry room, health room, landscaping and open, off-street parking for approximately twenty-five (25) cars. Attached to this Application as Exhibit 2 is a site plan for the Project Area. There is also attached hereto as Exhibit 3 floor plans and elevations for the buildings and outline specifications showing generally the character and quality of the construction to be used.

Of the seventy-five units, four will be located in a two-story walk-up building to be located at 300 Hyde Park Avenue, sixty-seven units will be located in a three- and four-story elevator building at 306-330 Hyde Park Avenue, and four units will be located in a two-story walk-up building to be located at 336 Hyde Park Avenue.

The Project will be constructed, operated and maintained in accordance with the terms of a Regulatory Agreement between the Applicant and the Authority, a copy of which, substantially in the form to be executed, is filed herewith as Exhibit 7. The Project will, in addition, be constructed, operated and maintained in accordance with the applicable laws and regulations governing non-profit projects for the elderly and handicapped financed by HUD pursuant to Section 202 of the Housing Act of 1959, as amended, as long as a loan from HUD is outstanding on the Project.

The apartments in the Project will be occupied by low-income elderly individuals and handicapped persons, all of whom shall be eligible for rental subsidies provided by HUD pursuant to Section 8 of the U.S. Housing Act of 1937, as amended, except for one unit to be occupied by a resident superintendent serving the Project. Rents for one bedroom units will be \$412.00 per month and \$485.00 for two bedroom units. The actual rents paid by a tenant will be based upon 25% of the tenant's income. Actual rent will range from \$0-\$210.00/month for one person and \$0-\$240.00/month for two persons.

STATEMENT OF PROPOSAL, continued

The cost of the Project, including construction, is estimated to be \$2,900,000. Operating expenses are estimated to equal approximately \$55,940 per year. Administrative and Maintenance expenses are estimated to equal \$42,084 per year.

The two buildings that shall contain four units each will be wood-frame construction. The sixty-seven unit building will be of steel and stud frame with brick at the exterior walls. A more detailed description of the structural system and principal building materials may be found in the Architectural Drawings of the Project (Appendix #3) and the Outline Specification (Item #3 above).



3853

MEMORANDUM

SEPTEMBER 20, 1979

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN/DIRECTOR

SUBJECT: SECOND AMENDMENT TO REPORT AND DECISION ON 121A  
APPLICATION OF WOODBOURNE COMMUNITY HOUSING CORPORATION

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On August 3, 1978, the Authority voted to adopt a favorable Report and Decision on the Application of Woodbourne Community Housing Corporation, a Charitable Corporation, to undertake the construction of 75 units of housing for the elderly and handicapped pursuant to G.L. Ch. 121A

On August 21, 1978, the Applicant submitted a request to amend their Report and Decision to allow an increase in the height of the building from 44 to 47 feet. The Authority approved this request by adopting the First Amendment on September 21, 1978.

On August 31, 1979, the Applicant submitted a Second Amendment to their Application requesting approval by the Authority of the following:

That Exhibit 10 of the Application entitled "Woodbourne Housing for the Elderly, Zoning Deviations Required" be amended to strike the proposed sideyard depth of Building B of six (6) feet and to substitute therefore a sideyard depth of five (5) feet.

This Amendment is necessary to correct a minor sideyard requirement to allow a five (5) foot setback from the property line rather than the six (6) foot setback previously approved, for building B of this housing for the elderly.

In the opinion of General Counsel, this Amendment does not represent a fundamental change and does not require a public hearing.

It is therefore recommended that the Authority adopt the attached Second Amendment to the Application and Report and Decision.

An appropriate Vote Attached:

VOTED:

That the document presented at this meeting entitled "Second Amendment to the Application and Report and Decision of Woodbourne Community Housing Corporation for the Authorization and Approval of a Project under Massachusetts General Laws (Ter.Ed.) Chapter 121A as Amended, and Chapter 652 of the Acts of 1960, to be Undertaken and Carried Out by a Charitable Corporation formed under Massachusetts General Laws, Chapter 180 and Approval to Act as an Urban Redevelopment Corporation under said Chapter 121A " be and is hereby approved and adopted.